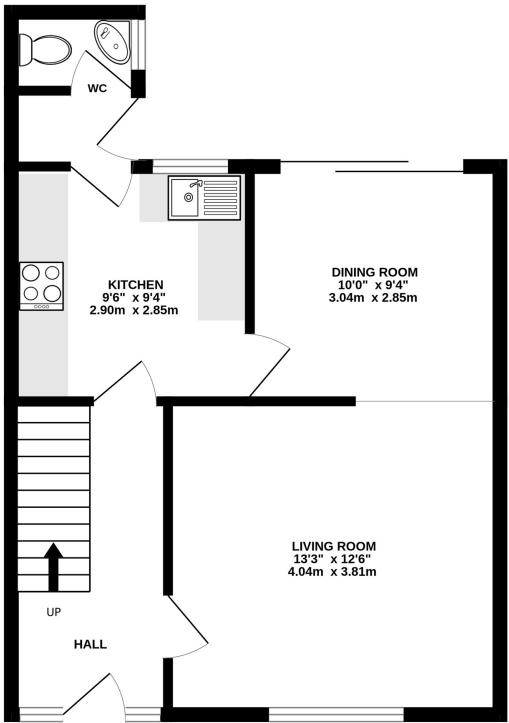
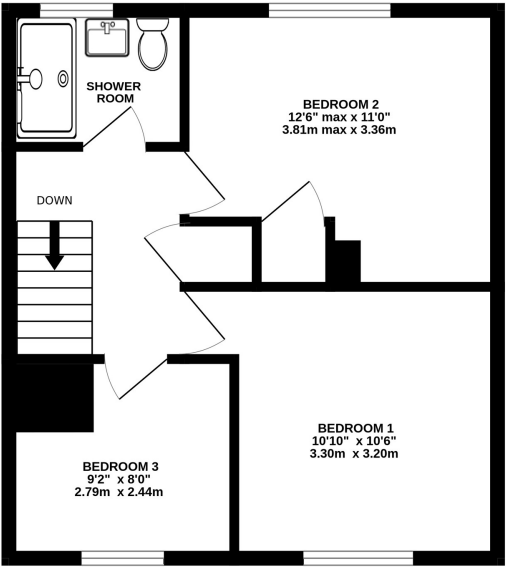




GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



SUMMARY

Beautifully located for access to both High Schools and within easy access to the Swimming Pool and Golf Course, this middle terrace home will make a brilliant home! Offered for sale chain free and in good condition the spacious property includes an entrance hall, a living room and separate dining room, a stylish modern fitted kitchen, a utility area and useful ground floor WC, three decent bedrooms and a modern fitted first floor shower room. There is an open outlook to St Benedict's School field at the front and an enclosed garden with outhouse to the rear. A great home offered at a sensible price!

EPC band D

GROUND FLOOR

ENTRANCE HALL

A part glazed PVC front door leads into hall with double glazed windows to either side, stairs to first floor, door to living room

LIVING ROOM

Double glazed window to front with blinds, electric fire with surround and hearth, coved ceiling, double radiator, opening into dining room

DINING ROOM

Double glazed patio doors to rear garden, space for table and chairs, door to kitchen, coved ceiling, radiator

KITCHEN

Fitted modern kitchen with a range of base and wall mounted units with work surfaces, single drainer sink unit with splashback, gas hob with extractor hood and eye level oven, space for washing machine, double glazed window to rear, part double glazed PVC door to rear lobby, herringbone wood style flooring

REAR LOBBY

Part glazed door to garden, door to WC

GROUND FLOOR WC

Double glazed window to side, corner hand wash basin, low level WC

FIRST FLOOR

LANDING

Doors to rooms, access to loft space, built in cupboard

BEDROOM 1

Double glazed window to front with blinds, coved ceiling, radiator

BEDROOM 2

Double glazed window to rear with blinds, built in cupboard, coved ceiling, radiator

BEDROOM 3

Double glazed window to front with blinds, stair bulkhead, radiator, coved ceiling

SHOWER ROOM

Double glazed window to rear, double walk-in shower enclosure with shower unit, PVC cladding to walls, hand wash basin and hidden cistern WC in vanity type unit, medicine cabinet, towel rail

EXTERNALLY

To the front there is an open garden with an outlook towards the school field, path to front door. the rear garden is enclosed with rear access gate and includes a patio terrace lawn, planted flower bed, useful garden store.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, blinds, oven hob and extractor

Broadband type & speed: Standard 5Mbps / Superfast 50Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all providers have good signal outdoors but all have limited service indoors

Planning permission passed in the immediate area: None known

The property is not listed

DIRECTIONS

From the town centre head up Inkerman Terrace and at the A595 turn right. Take an immediate left filter lane to Hensingham and at the mini roundabout turn left uphill. Pass the Shell petrol station and at the mini roundabout by the Fire Station turn left and left again onto Red Lanning. The property will be located on the left hand side before reaching the entrance to St Benedict's School